

Regional Equity Working Group
July 2015 Meeting Notes

Staff will continue to try and locate notes compiled by Jennifer Yeamans from the last Plan Bay Area process.

Agenda Topics

- Review and discuss draft Plan Bay Area 2040 Goals and Performance Targets
- Discuss potential equity issues that are not addressed by Goals and Targets

Goals and Performance Targets

- Clarify how to interpret %-change for each target in relation of baseline conditions.
- Clarify whether targets are adjusted for inflation.

Target 1¹

- Clarify how targets will measure impacts of climate change on low- and moderate-income (LMI) households (HHs).

Target 2

- Clarify the substantive differences between the MTC and ABAG proposals for Target 2.
 - What does the settlement agreement with the Building Industry Association require and how is it addressed in the 2 proposals?
 - What are the differences in assumptions for jobs, people, households, housing units and in-commute volume?
 - What are the policy implications of each proposal?
- Emphasize the need to address displacement in Target 2, in addition to Target 6.
- Continue to specify income levels in the language.
- Clarify how transportation needs of in-commuters will be addressed through Target 2.

Target 3

- Consider measuring impacts of physical or linguistic isolation, especially for LMI HHs and seniors. Consider measuring mental health impacts of lack of physical activity as a proxy.
- Consider setting a more aggressive target for health benefits.
- Acknowledge that improving the pedestrian environment may also potentially increase the risk of displacement for LMI HHs.

Target 4

No comments.

Target 5

- Consider setting a more aggressive target for reducing housing and transportation costs for LMI HHs.
- Clarify what policy tools are available to reduce transportation cost in suburbs where transit service is inadequate, making car-ownership necessary for LMI HHs.
- Include parking costs when calculating transportation costs.

¹ See memo on Performance Measures for description of targets.

Target 6

- Include “rent burden on LMI HHs” as a measure for forecasting displacement risk.
- Consider incorporating findings from the Regional Early Warning System for Displacement study conducted by UC Berkeley.
- Clarify whether “affordable housing” refers to both deed-restricted housing and market-rate housing that is affordable to LMI HHs.
- Clarify what role local jurisdictions will have in determining the target %.
- Clarify that Target 6 will measure the share of units within Priority Development Areas (PDAs) that are affordable, rather than restrict land available for commercial development.
- Clarify that expiring deed restrictions on existing affordable units is included in the analysis.
- Consider expanding the scope for Target 6 to include all transit-rich areas, not just PDAs. The target may also include high-opportunity and job-rich areas that are not transit-rich.
- Clarify the goal of this target by adding “to reduce the risk of displacement.”
- Ensure that Target 6 is applied to each PDA, and is not calculated across all PDAs.
- Clarify that workforce housing (80%-120% of area median income) is included in Target 6.
- Clarify whether housing law can ensure that affordable housing is built where planned.

Target 7

- Clarify how improving auto access to jobs is consistent with other targets such as reducing greenhouse gas emissions, increasing non-auto mode share and encouraging physical activity.
- Reference income categories to highlight the need for achieving jobs-housing fit, not just balance. Consider using proxy sectors if jobs data is not available by income categories.
- Clarify whether Target 7 is a measure for congestion-relief, rather than better access.
- Consider measuring access by transit “and” driving, rather than one “or” the other.
- Clarify how Target 7 addresses access for LMI workers who commute in off-peak hours when transit service is inadequate.

Targets 8, 9 and 10

- Clarify the scale at which data will be collected and analyzed for these targets.
- For Target 8, consider setting a more aggressive target.

Next Steps

- REWG members will review Table 1 in the memo to provide feedback on what may be missing from the list of key equity issues.
- Staff will circulate an online survey by Wednesday, July 15, to capture this feedback.
- REWG will discuss equity measures at the August 12, and definition of Communities of Concern at the September 9 meeting.